

NCAC Agenda

28 March 2005

Time: 6:30 PM

Place: Nipomo Community Services District (NCSD) Building 148
South Wilson Street

Pledge of Allegiance

Roll Call: Harry Walls

Secretary's Comments/ New Form for Motions: Harry Walls

Approval of Minutes from February 28th and March 24th

Treasurer's Report: Stephanie Franks

Correspondence

Chairmans Comments:

Meeting with Jan DiLio and Pete Jenny

Community Presentations:

SLO County Sheriff: Sheriff Commander Martin Basti, South Co. Station

CDF: Battalion Chief Dan Andersen

SLO County Public Works: Dale Ramey / Medium at Vons/ **Motion of NCAC from February 28th was to recommend installation of medium with left turn pockets into Vons**

Public Comment: (Limited to 3 minutes, Items Not on Agenda)

Consent Agenda:

Avila/SUB2004-00192: Tract 2695; 5.88 acres into 4 parcels between 1.17 acres and 1.46 acres; Will be used for industrial; Located at Winterhaven and Autumn/**Land Use recommends**

tabling this application until further processing is forwarded

Anderson/SUB 2004-00261: Parcel Map to divide 10 acres into two 5 acre parcels; Located at 1181 Viva Way/ **Land Use recommends to approve this project with the requirement that Viva Way along the entire length of the property be brought up to county road standards and trail easements be evaluated and dedicated as per Jan DiLio's recommendation**

Degroot/SUB 2004-00247: Concurrent Tract Map with Conditional Use Permit; 8 lots ; 7 parcels from 1-3 acres each; one open space parcel of 24 acres; Total of 40 acres located at southwest corner of Los Berros and El Campo Road/ **Land Use recommends in favor of the zoning change from Ag to RR and the presented cluster map, but requests this project be brought back to NCACI with information on the GPA request.**

Old Business:

San Antonio Multi Family Project: Proposed 32 multi family development located on 2.2 acres directly behind the Chevron Station on Tefft/ Presentation by applicant/ **Motion of NCAC from February 28th meeting was to support RMF uses of this property because of the limited access with the following list of ideas and concerns: 1. additional parking by re-aligning the 1 and 2 bedrm mix 2. strongly support ingress from Tefft and egress to Kent 3. support rural architecture 4. subject to the acceptability of San Antonio Lane being wide enough with sidewalks to allow ingress and egress**

Nipomo Hills: Presentation by applicant

Cypress Ridge/LRP 2004-00005: Authorization request for GPA from RR to RSP/ 9 hole executive golf course with 295 additional residences/ **At Sept 2004 mtg, NCAC moved to table this authorization request at the request of the applicant. Applicant was to meet with GPA Committee/ No action taken since**

Nipomo Commons: Mixed Use Project at site of Old Nipomo Rec Building; Located at South Frontage and Hill Street

New Business:

Incorporation of Nipomo: Presentation by Guy Murray

Caltrans District 5 Gateway Monument Demo Program:
Bonnie Eisner

Growth Management Ordinance Yearly Review: Items to consider: 1. Growth rate 2. Should carryover of un-used allotments be allowed 3. Changes that are being recommended : in Nipomo, the bldg community is concerned that restricting the number of allotments to any one developer to 10% (roughly 16 units/yr) is too restrictive

RMF and Mixed Use Zoning: Discussion of Meeting held on 3/24/05

NCAC Meetings: Should there be One or Two?

Committee Reports:

Website Committee: Bonnie Eisner

Traffic and Circulation: Marianne Buckmeyer

Park and Rec: Stephanie Franks

Drainage Basin Park Conversion

Activation of NCSD's Park Powers

Active Fitness Zone Equipment: Janet Pelkey to report at April NCAC meeting

Discussion of Comments rec'd about committee

Landscaping Committee: Alex Mendoza

Sub Committee of Tree Situation in Nipomo Park: Mike Eisner

Wireless Committee: Nipomo Park Site fees

Adjournment